



BOARD OF APPEAL

F. LESTER FRASER
WILLIAM O. HEWETT
FRANKLIN P. PARKER
FRANCIS L. SWIFT
HENRY H. THAYER
William E. Polletta

KATHARINE E. TOY
Administrative Secretary
Telephone
235-1664

Petition of Samuel and Suzanne E. Sicchio

Pursuant to due notice the Board of Appeal held a public hearing in the hearing room on the second floor of the Town Hall at 8:00 p.m. on November 23, 1976, on the petition of Samuel and Suzanne E. Sicchio, requesting an exception from the terms of Section XIX of the Zoning By-law. Said exception will allow the construction of an addition on the rear of the dwelling at 18 Willow Road with a side yard less than the required thirty feet. Said request was made under the provisions of Section XIX of the Zoning By-law.

On November 1, 1976, the petitioners requested a hearing before this Board and thereafter due notice of the hearing was given by mailing and publication.

Samuel Sicchio spoke in support of the request at the hearing.

Statement of Facts

The house involved, which was built in the twenties, prior to the enactment of the Zoning By-law requiring a thirty-foot setback from a street line, is located within a Single-residence District requiring a minimum lot area of 10,000 square feet.

The petitioners seek permission to construct an addition 18' x 21' on the rear of their dwelling which is intended to provide a family room. It was explained that due to the layout of the rooms in the house, the proposed location appears to be the best possible location for the room. It was further stated, that if it were to be located on the side of the house, access to the room would be most difficult and several trees would have to be removed. The addition as designed will set back 1.5' from the existing line of the house and will be 22' from Lawrence Road, while the house is 21.35' at the nearest point.

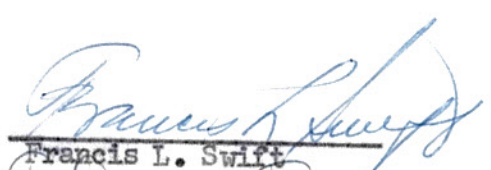
A plot plan was submitted drawn by Alfred Gargaro, Land Surveyor, dated September 21, 1976, which showed the existing house on the lot as well as the proposed addition.

Decision

The facts in this case satisfy the conditions set forth in Section XIX of the Zoning By-law on which the Board's authority depends to grant a special exception from the application of the side yard restrictions of the Zoning By-law. The house was built prior to the enactment of the yard requirements and was held of record on April 1, 1939 under a separate and distinct ownership. While the lot contains 9,186 square feet, and is rectangular in shape, the house is located close to Lawrence Road which makes it difficult to build an addition of practical size which will conform to the present Zoning By-laws. The lot is also a corner lot abutting two streets which requires greater setback restrictions under the Zoning By-law.

The Board, therefore, finds that compliance with the yard restrictions is impracticable because of the width and shape of the lot as well as the placement of the house on the lot. The Board further finds that there is a real need for the proposed addition and that it will not prove detrimental to the neighborhood nor derogate from the intent and purpose of the by-law.

Accordingly, the requested exception is granted and the Building Inspector is authorized to issue a permit for the proposed addition as shown on the plan submitted and on file with this Board.

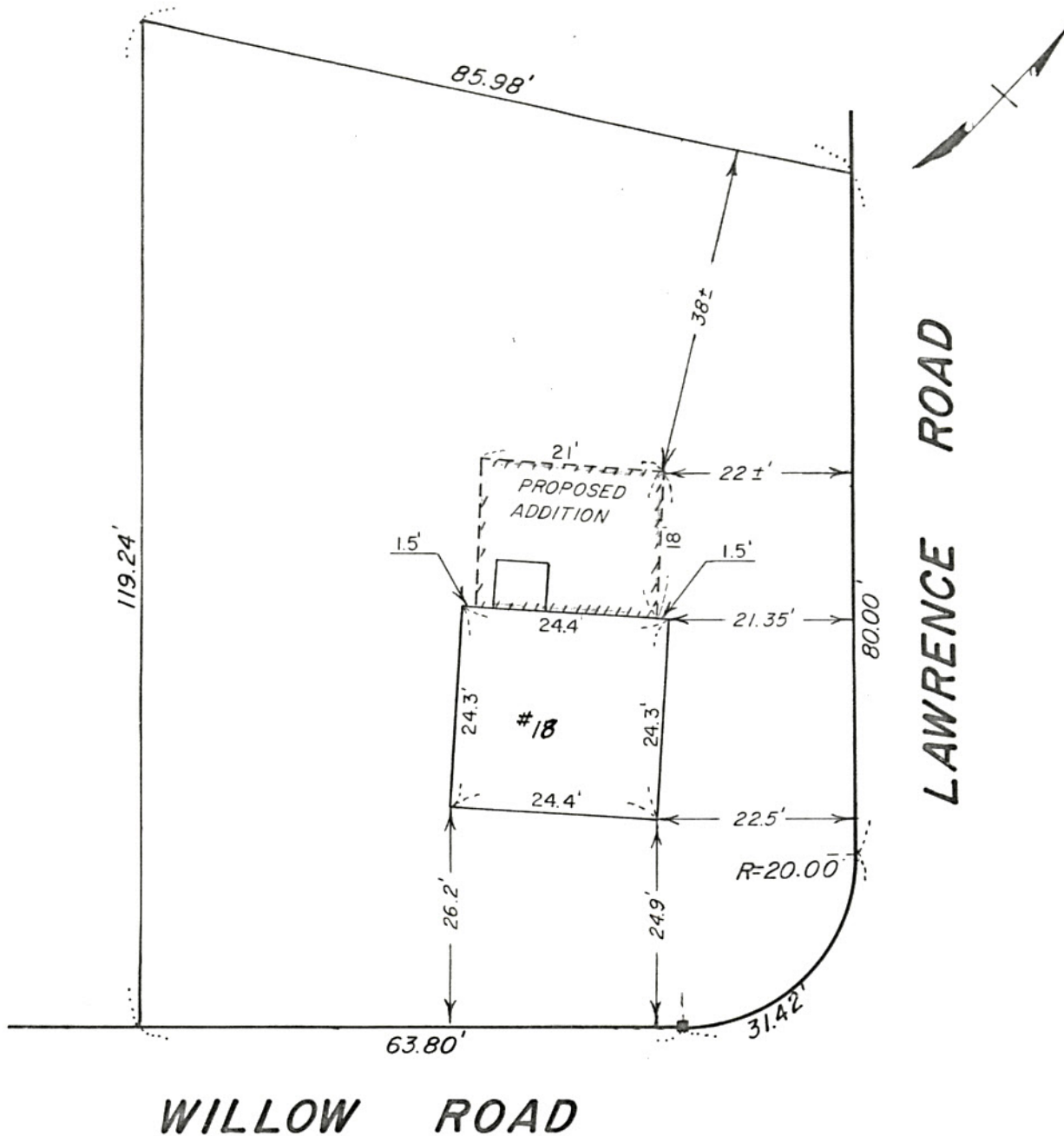

Francis L. Swift


F. Lester Fraser


William E. Polletta

Filed with Town Clerk _____

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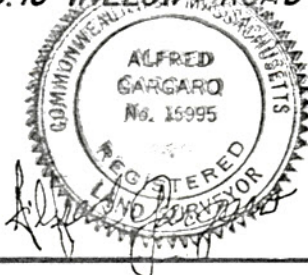


PLAN OF LAND
in
WELLESLEY, MASSACHUSETTS
at
No. 18 WILLOW ROAD

owned by
Samuel and Suzanne E. Sicchio

September 21, 1976

Alfred Gargaro



Proposed
House Addition

Scale: 1" = 20'

Land Surveyor